

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

603/312 Swan Street, Burnley Vic 3121

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$630,000 & \$680,000

Median sale price*

Median price \$655,000 Property Type House Suburb Burnley

Period - From 02/01/2024 to 02/07/2024 Source PropertyData

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	204/627 Victoria St ABBOTSFORD 3067	\$640,000	09/05/2024
2	603b/71 Abinger St RICHMOND 3121	\$660,000	16/04/2024
3	1709/50 Claremont St SOUTH YARRA 3141	\$680,000	28/03/2024

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 02/07/2024 10:55

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 15 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

603/312 Swan Street, Burnley Vic 3121

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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$630,000 - \$680,000

Median House Price *

02/01/2024 - 02/07/2024: \$655,000

* Agent calculated median based on 15 sales

*Important advice about the Median sale price: The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of 15 residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

Comparable Properties



204/627 Victoria St ABBOTSFORD 3067 (REI) Agent Comments

 2  2  1

Price: \$640,000

Method: Private Sale

Date: 09/05/2024

Property Type: Apartment

Land Size: 108.50 sqm approx



603b/71 Abinger St RICHMOND 3121 (REI) Agent Comments

 2  2  1

Price: \$660,000

Method: Private Sale

Date: 16/04/2024

Property Type: Apartment



1709/50 Claremont St SOUTH YARRA 3141 (REI/VG) Agent Comments

 2  2  1

Price: \$680,000

Method: Private Sale

Date: 28/03/2024

Property Type: Unit

Account - Belle Property Richmond | P: 03 9967 8899



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